

the nonresidential side of the street right of way. A buffer meeting the requirements of Section 6.10 is required whenever the use adjoins a residential zone.

3.21.4 Utilities

- A. All electric and telecommunication utility installations shall be located underground, excepting required or necessary lighting.

3.21.5 Sidewalks

- A. Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.

Section 3.22 Accessory Structures and Uses Permitted in Residential Zones

3.22.1 Accessory Structures and Uses Permitted

- A. Accessory structures shall only be used for storage, repair and maintenance purposes subordinate to the principal building and use.
- B. Parking and storage of operable and registered cars, boats, trailers or similar vehicles owned by the owner or resident of the premises. (Effective 12/01/2001).
- C. Commercial Vehicles (effective ~~11/17/2015~~01/26/2022):
 - 1. A commercial vehicle customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle ~~may shall~~ be parked ~~on a lot, but shall not be parked either~~ in the ~~front yard driveway or in the street right of way on some other suitable paved area in the side or rear yard.~~
 - 2. "Commercial Vehicle" is any motorized vehicle ~~or piece of equipment~~ used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade on a regular basis. Commercial vehicles include:
 - ~~a) Step vans, pickup trucks, cargo vans, box trucks, flat bed or stake bed trucks, buses, semi-trailers, tractor trailers, dump trucks, wreckers and trailers used for commercial purposes.~~
 - ~~b) Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.~~
 - ~~c) Any vehicle outfitted with a backup alarm.~~
 - ~~d) Any vehicle with more than 2 square feet of signage affixed to the outside, not including registration and license information identifying the owner/occupant as required by the Department of Transportation and the Department of Consumer Protection.~~
 - ~~e) Any vehicle which has two (2) or more of the following characteristics:~~
 - ~~(1) Exceeds a gross vehicle weight rating (GVWR) of ten thousand (10,000) pounds;~~
 - ~~(2) Exceeds seven (7) feet in height from the base of the vehicle to the top;~~
 - ~~(3) Exceeds twenty (20) feet in overall length;~~
 - ~~(4) Has more than two (2) axles;~~
 - ~~(5) Has more than 4 tires in contact with the ground;~~
 - ~~(6) Used or built to carry more than 8 passengers;~~
 - ~~(7) Designed to sell food or merchandise directly from the vehicle or trailer itself;~~
 - ~~(8)a) Has modifications or attachments including but not limited to a plow, platform rack, hoist, spreader or hopper.~~
 - 3. Vehicles permitted to be kept at a residential property in accordance with Section C.1. do not include:
 - a) Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.

b) Buses, semi-trailers, and tractor trailers.

4. Personal vehicles used for the transportation of handicapped person(s) shall be exempt.

3-5. See Section 3.4.8 to obtain TPZ permission for a second commercial vehicle, or for a vehicle that does not comply with Paragraph 3 of this Section.

- D. Land in Residential Zones shall not be used for accessory parking for non-residential uses.
- E. Accessory buildings such as storage sheds, garages and swimming pools shall not be located within a drainage or utility easement. (Effective 12/01/2001)

3.22.2 Standards

- A. Accessory buildings are permitted only when there is a principal building on the same lot.
- B. Rented storage units are permitted only behind the principal building and for not more than 60 days.

Section 3.23 Accessory Buildings and Uses Permitted in Business, Industrial and PD, CD and PL Zones

3.23.1 Accessory Outside Use Standards

- A. Supplies, materials, products and equipment which are incidental and subordinate to the principal use of the lot may be stored outside on the same lot but shall not be located in front of the principal building nor be placed on rack shelving higher than 12 feet.
- B. Products and equipment intended for sale may be displayed in front of the principal building when approved by the Commission, but not in the required front yard setback area.
- C. This display of this equipment and products shall not obstruct pedestrian walks or fire lanes. (Effective 12/01/2001)

3.23.2 Accessory Building

Accessory buildings shall conform to the requirements of Section 4 and for the zone in which the building is located. Accessory buildings shall not be located in front of the principal building and shall only be located to the rear of or side of the principal building. (Effective 12-01-01)

3.23.3 Standards

- A. Accessory buildings are permitted only when there is a principal building on the same lot.

Section 3.24 Prohibited Uses

It is the intent of these regulations to permit only those uses expressly permitted and to prohibit those uses not expressly permitted. Certain uses identified below are declared prohibited for purposes of clarification.

3.26.1 Public or private race tracks for testing or proving ground for motor vehicles or race tracks for horses or dogs whether conducted for profit or as a non-profit operation.

3.24.2 Trailer Camps.

3.24.3 Trailers and Mobile Homes:

No automotive type of trailer, recreational vehicle, or mobile home, whether mounted on wheels or on a foundation, or demounted, shall be occupied for living purposes or business purposes within the Town. In the event of an emergency (such as restoration of a home after a fire) the temporary use of a trailer, recreational vehicle, or mobile home may be authorized by the Town Planner for a period not to exceed (3) months. One three (3) month extension may be granted if required not to exceed six (6) months.

Manufactured housing on a permanent foundation meeting all code requirements is not considered a mobile home. (Effective 12/01/2001)

3.24.4 Off-site advertising signs (See Definitions, Section 9.2).

3.24.5 No use shall be permitted which:

- A. Emits into the air dust, dirt, fly-ash, smoke or other material which is not confined to the lot containing the use; or
- B. Emits into the air offensive odors or noxious, toxic or corrosive fumes or gases; or